

Tring
25/25A High Street
Hertfordshire
HP23 5AH

- **Grade II Listed Freehold Shop and Residential Investment**
- **Comprising two shop units and four self-contained flats**
- **Prominent town centre position**
- **No VAT applicable**
- **Fully let**
- **Total Current Rents Reserved**
£53,500 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Tring is a market town in the county of Hertfordshire, popular with commuters. It is 30 miles north-west of London and accessed by the A41 main road. Tring lies at the western edge of Hertfordshire, an area known as the Tring Salient. Tring is 5 miles from Aylesbury in Buckinghamshire, 8 miles from Leighton Buzzard, 22 miles from Luton Airport and 24 miles from Heathrow.
This Grade II listed property is situated in the town centre, on the southern side of High Street close to its junction with Akeman Street.
Occupiers close by include Lloyds Pharmacy, Costa, Barclays, Prezzo, NatWest and HSBC Bank.

Description
The property is arranged on ground and two upper floors to provide two ground floor shop units with four self-contained flats on the upper floors, access to which is at the rear, via an archway to the side of the building.

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate
For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
25	Thomas Cook Retail Limited	Gross Frontage (inc. ent) 8.30 m (27' 3") Net Frontage 5.35 m (17' 6") Shop Depth 9.30 m (30' 6") Built Depth 13.35 m (43' 9")	5 years from 25.03.2011 Effectively FR & I	£13,500 p.a.	Reversion 2016
25A	Bianca Beckett (t/a Barnets Barbers)	Gross Frontage 3.40 m (11' 2") Net Frontage 2.75 m (9' 0") Shop Depth 4.50 m (14' 9") Built Depth 10.30 m (33' 9")	15 years from October 2014 Rent review at fifth and tenth year Effectively FR & I	£10,000 p.a.	Rent Review 2019
Flat A	An Individual	First Floor Flat – 2 Rooms, Kitchen, Bathroom (1)	Let on an Assured Shorthold Tenancy for 1 year from 28.05.2014	£7,800 p.a.	Reversion 2015
Flat B	An Individual	First Floor Flat – 1 Room, Kitchen, Bathroom (1)	Let on an Assured Shorthold Tenancy for 1 year from 02.08.2014	£6,600 p.a.	Reversion 2015
Flat C	An Individual	Second Floor Flat – 3 Rooms, Kitchen, Bathroom (1)	Let on an Assured Shorthold Tenancy for 1 year from 01.11.2013	£8,400 p.a.	Reversion 2014
Flat D	An Individual	Second Floor Flat – 1 Room, Kitchen, Bathroom (1)	Let on an Assured Shorthold Tenancy for 1 year 02.03.2012	£7,200 p.a.	Holding over

(1) The flats were not inspected by Allsop, accommodation provided by the Vendor.

Total £53,500 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
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